



Invitation to Bid HNS 23-20

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 2124 Wilmore Dr		Safe Home Charlotte LeadSafe Charlotte	
***BID WALK DATE CHANGE - Bid Walk: 2/16/2023 at 1:00 pm (THURSDAY)			
Bid Opening: 2/24/2023 at 5:00 pm (FRIDAY)			
Client Name: Grace Brown		Lead and Rehab	
Project Manager: Elizabeth Lamy		Contact Number: 704-620-9090	

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at 704-620-9090.

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be received via email no later than the above-mentioned date and time. Emailed bids will not be opened until the listed Bid Opening time.



Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **2124 Wilmore Dr** to be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$) _____

Written total

Specs Dated: 2/3/2023 Number of Pages: 11

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: (A DATE must be included here or the bid will be nonresponsive)

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:

Bid Validation

- All approved bids will be valid for 60 days after the bid opening date



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing & Neighborhood Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) 336-3333 desk
(704) 620-9090 cell
elizabeth.lamy@charlottenc.gov

HOUSING & NEIGHBORHOOD
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

<G:\SELECTIVE REHAB TEAM\forms\bid forms and documents\Invitation to bid WARREN>

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	2124 Wilmore Dr Charlotte, NC	Owner:	Grace Brown
Structure Type:	Single Unit	Owner Phone:	Cell: (704) 333-8707
Square Feet:	1455	Program(s):	Tested- HAS LEAD LeadSafe 2019 Healthy Homes LBP 2019 SHFY 22 Rehab
Year Built:	1940		
Property Value:	322600		
Tax Parcel:	11906412		
Census Tract:			
Property Zone:			

Grab Bars

BATHROOM

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Ceiling Tile Replacement

BEDROOM

Replace missing or damaged tiles with appropriate acoustic ceiling tile to match existing as close as possible.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Vapor Barrier

CRAWL SPACE

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Ceiling Finish Repair

DINING ROOM

Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Prehung Metal Door - Rear Entry

EXTERIOR

Exterior

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

***New door shall match style of existing door.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Seamless Aluminum Gutter & Downspouts - Install

EXTERIOR

Install K- type .026 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. Color of new gutters and downspouts shall be white.

***To adhere to Historic District guidelines, no downspouts are to be installed on the front face of the home, but rather facing the sides. Please refer to Certificate of Appropriateness from the Historic District Commission for more information.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Wood Window- Right Front Face

EXTERIOR

Exterior

This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

***Please refer to the Certificate of Appropriateness from the Historic District Commission regarding more information for window replacement.

***Wooden window to be installed is by Tucker - Traditional Series 2100, 8 over 8 double hung window. Work includes prep and painting new window white to match all other windows.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Attic Vent Repair

EXTERIOR

Exterior

Repair/replace any damaged components and/or trim for existing attic vent. Remove and replace metal screening to prevent animals/pests from entering attic space. Re-paint any newly installed materials to match existing.

Bid Cost: X =
Base Quantity Total Cost

Masonry Patch & Repoint - Under Electric Panel

EXTERIOR

Exterior

Install bricks where missing. Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/ 2" lifts using portland cement mortar. Reinstall any flashings, tool concave joints and clean brick face.

Bid Cost: X =
Base Quantity Total Cost

Prehung Metal Door - Exterior Storage Closet

EXTERIOR

Exterior

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

***New door shall match style of existing door.

***Existing door frame is on the lead scope.

Bid Cost: X =
Base Quantity Total Cost

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

Bid Cost: X =
Base Quantity Total Cost

Work Specification

Exterminate Termites

GENERAL REQUIREMENTS

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Replace/Install Duct Work System

GENERAL REQUIREMENTS

Replace all ductwork and supply mixing box plenum. Ensure system is properly supported from ground (supply, return, and flex.) Ductwork shall be R-8 and mastic sealed.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 110/220 volt, 200 amp panel with main disconnect and 24 circuit panel board; meter socket; weather head; service cable; and ground rods and cable. Caulk exterior service penetrations. Label circuits legibly. Replacement of all sub-panels is included.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Replace Receptacles, Switches, and Plates

GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This also includes any wall or ceiling damage repairs.

Install GFCI breakers on all two wire receptacle circuits. Install GFCI/AFCI breakers on all bedroom receptacle circuits. Label outlets per Code requirements.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

***Count is for (3) detectors.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Gas Pack

GENERAL REQUIREMENTS

Install combination AC/furnace unit, minimum 15 SEER design per Manual J. Include replacement of existing thermostat with new digital, programmable thermostat.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Pedestal Sink - Complete

HALLWAY BATHROOM

Install a vitreous china pedestal lavatory complete with single handled metal faucet with drain and pop-up , p-trap, supply lines, full port ball type shut-off valves & escutcheon plates. All materials and work shall comply with the Construction Standards and the Plumbing Code.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Refinish Cabinets

KITCHEN

Properly prep and clean all existing cabinets to remove surface contaminants. Sand cabinets to remove irregular surfaces, and fill in any deep scratches or blemished with hardening wood filler. Apply Owner's choice of oil paint followed by polyurethane, or a stain and polyurethane finish. Replace all knobs and hardware.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Ceiling Ventilation Fan - New Installation

KITCHEN

Install a switched ceiling mounted Energy Star rated exhaust fan in the ceiling. Fan shall be quieter than 2 sones and shall move air at 100 cfm.

Proper installation of metal vent and roof or wall cap/damper assembly is included.

Installation of all necessary wiring for fan and switch is included. Switch shall be flush mounted near the door.

All materials and work shall comply with the Electrical and Mechanical Codes.

Repair all ceiling and wall damage caused by the installation.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

GFCI Receptacle 20 AMP

KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

***Price is for (2) receptacles.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Repair Drain Line Under Sink

KITCHEN

Repair the drain line and fittings from the sink basket to the horizontal branch drain line per the Construction Standards and the Plumbing Code.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

See Attached Lead Scope

LEAD SCOPE

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Aluminum Storm Door - Front Entry

LIVING ROOM

Install an aluminum storm door. Complete with self closer and locking hardware.

***Door to be priced is to be a Larson Signature Selection Full View storm door, white in color to follow Historic District Commission requirements.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

Scope of Work for Lead Hazard Control

Address 2124 Wilmore Dr

Date 2/3/2023

All work described must be performed by a North Carolina state certified lead firm and a state lead permit is required. All work must comply with all applicable federal, state, and local regulations. Provide a separate price for each line item and add the total of line items at the end of the scope. Transfer the lead scope total to the lead control line item in the main scope of work.

Lead Hazard (from LIRA)	Method of Control and Scope of Work	Number	Unit Cost	Line Item Cost
Side A through Side D – white and green wood window casings, headers, sills, sashes and wells (some sills partially covered with aluminum – NOTE: Widow A2 has no sashes – aluminum storm window exists only)	Make smooth and operable, scrape loose paint and re-paint. Existing storm windows are to remain. Work includes removing storm windows, making any necessary repairs and re-installing storm windows following work on wooden windows	20		
Side A through Side D – EXPOSED, white and green wood siding	Cover with Tyvek and vinyl to match existing siding	1		
Side A – EXPOSED, white wood soffits and trim (above Door A1)	Scrape loose paint and re-paint	1		

Side C – white wood crawlspace	Replace door frame and crawl space door	1		
Side C (to Door C2 – Room 7) – green and red concrete stair stringers, stairs and risers and green and red metal railings	Scrape loose paint and re-paint. Railing to be painted black. Remove paint from concrete stair stringers, stairs and risers and apply clear sealant	1		
Door A1 (to Room 1) – white wood door, casings, header, jambs, stops, threshold and kick plate (kick plate covered with aluminum)	Make smooth and operable, scrape loose paint and re-paint	1		
Closet Door C1 – white wood door casings, header, jambs and stops (door not original)	(Door is being replaced with prehung door on the rehab scope)	1		
Door C3 (to Room 10) – white wood screen door, main door, casings, header, jambs, stops and threshold	Make smooth and operable, scrape loose paint and re-paint	1		
Room 2 – Window A1 – white wood window well (closest to glass – former window well)	Scrape loose paint and re-paint	1		

Room 5 – Side A through Side D – white plaster walls and ceiling	Cover with Tyvek and wallboard appropriate for bathroom environment. Work includes prepping and painting newly installed materials	1		
Room 5 – Window C1 – white wood window casings, header, apron, sill and sashes	Make smooth and operable, scrape loose paint and re-paint	1		
Room 5 – Door A1 – white wood door, casings, header, jambs and stops	Replace door to match style of existing door and replace stops. Scrape loose paint and re-paint casings and header	1		
Room 5 – Closet Door D1 – white and beige wood door, casings, header, jambs and stops	Replace door to match style of existing door and replace jambs and stops and scrape loose paint and re-paint casings and header	1		
Room 11 – Door B1 – white wood door, jambs and stops	Replace door to match style of existing door and replace jambs and stops	1		
Room 3 – Window A1 and Window B1 – white vinyl mini-blinds (lead contained within the matrix of the vinyl)	Remove and complete specialized cleaning	2		
Room 4 – Window B1 and Window C1 – brown vinyl mini-blinds (lead contained within the matrix of the vinyl)	Remove and complete specialized cleaning	2		

Room 7 – Window C1, C2, D1 and D2 – beige vinyl mini-blinds (lead contained within the matrix of the vinyl)	Remove and complete specialized cleaning	4		
Room 10 – Door C1 – brown vinyl mini-blind (lead likely contained within the matrix of the vinyl)	Remove and complete specialized cleaning	1		

Total Bid for Lead Scope \$_____



ROY CONSULTING
GROUP CORPORATION

Providing integrated environmental and geotechnical solutions

2124 Wilmore Drive

Charlotte, NC 28203

SIDE B

SIDE C


SIDE D

SIDE A

NOT TO SCALE

Legend

 = Window

 = Door

X = Soil Sample Location

